

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 2nd OCTOBER 2023** at **6.30 p.m.**

Chairman: -

Councillor T Foster

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor C Finch

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor C Tomes

Swanage Town Council (from 6.45 p.m.)

Councillor W Trite

Swanage Town Council

Miss N Clark

Planning and Community Engagement Manager

There were three members of the public present at the meeting.

Public Participation Time

The following matters were raised:-

- **Planning application No. P/FUL/2023/05086 Lookout Station, Peveril Point Road, Swanage, BH19 2AY** – Replace existing staircase and increase height of balcony balustrade - comments in support of the planning application.
- **Planning application No. P/FUL/2023/04646 3 Ballard Estate, Swanage** – Demolition of existing single storey and erection of new single storey dwelling – further to photographs provided, and comments made, by the applicant's agent and members of the public during Public Participation Time at the Planning and Consultation Committee Meeting held on 11th September 2023, further photographs were provided by the agent regarding/depicting the amended redevelopment proposals/ridge height for the property. A request was made for the Town Council to reconsider its objections to this proposal.

In the absence of the Committee Chairman, the Town Mayor assumed the Chair.

Councillor Tomes joined the Meeting at 6.45 p.m.

1) Apologies

Apologies for their inability to attend the Meeting were received from Councillors Harris, Moreton, and Rogers.

2) Declarations of Interest

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with paragraphs 9 – 13 of the Council's Code of Conduct and regulations made under chapter 7 of the Localism Act 2011.

There were no declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

- # P/FUL/2023/05086 **Lookout Station, Peveril Point Road, Swanage, BH19 2AY**
 Replace existing staircase and increase height of balcony balustrade.
OBSERVATION: No objection. However, the Committee wishes it to be noted that the agreement held between Swanage Town Council and the National Coastwatch Institution for the Lookout Station is a Licence, and not a Lease as incorrectly stated in the Heritage Statement (Page 3).
- P/HOU/2023/01768 **Reconsultation – amended plans**
15 Manor Road, Swanage, BH19 2BH
 Construct new, higher roof, including new gables to the front and rear, with enclosed balcony on front (north) elevation, plus ground floor extension on east (side) elevation. Convert garage into an annexe.
OBSERVATION: No objection to redevelopment of the property and garage, subject to adherence to the Design and Conservation Officer’s report and recommendations. However, further to Minute No. 3) of the Planning and Consultation Committee Meeting held on 3rd April 2023, the Committee would draw attention to its original concerns regarding the existing Purbeck Stone wall around the perimeter of the property, and the telegraph pole which is situated on the corner of Manor Road and Cluny Crescent, very close to the wall. The Council would wish to see the wall retained as part of any approved scheme.
 The Committee also recommends that it should be stipulated as part of any approved scheme that the new garage annexe should be used solely for purposes incidental to the residential use of No. 15, and that it would object to:
 - Severance to create a separate plot for future habitation
 - Creation of a separate address
- P/HOU/2023/03806 **14 Bon Accord Road, Swanage, BH19 2DT**
 Two storey rear extension, and remodelling works to existing property. Replacement of existing windows and external finishes. Associated landscaping, to include rear patio area.
OBSERVATION: No objection.
- P/HOU/2023/04759 **3 Plantation Close, Swanage, BH19 2TD**
 Single storey rear extension with balcony over, and extend existing dormer.
OBSERVATION: No objection.
- P/HOU/2023/05317 **Flat 3, 30 Park Road, Swanage, BH19 2AD**
 Retain side shed.
OBSERVATION: No objection.
- P/MPO/2023/05654 **Application to Modify or Discharge a Planning Obligation**
Purbeck Centre (former Grammar School), Northbrook Road, Swanage, BH19 1QE
 The Section 106 Agreement assigned to planning permission 6/2021/0314 requires Barratt David Wilson Homes, as the owners of the land, to formally discharge the following obligation; Provide contact details for the transferee of the SANG land - Schedule 3, Part 4, Clause 1.
OBSERVATION: Details of the proposal were noted by the Committee.

For information only

- P/NMA/2023/05290 **Non Material Amendment**
Purbeck Centre, Northbrook Road, Swanage, BH19 1QE
Non material amendment to approved planning application No. 6/2021/0314 (Demolition of former school, buildings and structures. Erection of 90 dwellings, and the formation of a new vehicular access from Northbrook road.) to remove the buff feature brick for the front door surround in relation to Plot 79.
- P/NMA/2023/05318 **Non Material Amendment**
Purbeck Centre, Northbrook Road, Swanage, BH19 1QE
Non material amendment to approved planning application No. P/VOC/2023/01813 (Demolition of former school, buildings and structures. Erection of 90 dwellings, and the formation of a new vehicular access from Northbrook Road. (With variation of condition Nos. 2, 5, 6 & 7 of planning permission No. 6/2021/0314 for amendments to the approved layout and landscaping schemes for a reduction in garden size for Plot 62-63; single 12 x cycle store adjacent to Plot 49; revised parking adjacent to the apartments, addition of retaining walls and steps to gardens of Plots 46-49; steps added to Plots 62-64; revisions to bin stores rear of Plots 1- 8 and rear of Plots 62-63).) to change slabs from 450x450 grey paving slabs, to 450x450 buff paving slabs.
- P/NMA/2023/05342 **Non Material Amendment**
Hayes, Southcliffe Road, Swanage, BH19 2JF
Non material amendment to approved planning application No. P/HOU/2022/06891 (Single storey rear extension.) to revise the roof to sedum flat roof, minor glazing updates, stove flue shown, floor level to match existing following measured building survey information.
- P/PABA/2023/05252 **Prior Approval Application**
Verney Farm, Gully, Swanage, BH19 3EX
Erect lambing shed to be 14.01m in length, 7.62m in breadth, with a height to eaves of 4.62m and a ridge height of 3.50m.
OBSERVATION: For information only. This application is not a planning application but a request for Dorset Council to determine whether or not Prior Approval is required for the proposal.

Please note:

The Town Council is the owner of land included within, or directly affected by, applications marked #.

4) Planning Appeal in respect of proposed development of Energy Recovery Facility (ERF) with ancillary buildings and works (Portland Waste Incinerator) by Powerfuel Portland Ltd, Portland Port, Castletown, Portland, DT5 1PP APP/D1265/W/23/3327692

Further to Minute No. 102 of the Council Meeting held on 18th September 2023, further consideration was given to the Town Council's response in relation to the planning appeal against Dorset Council's refusal of planning permission in respect of the proposed development of an Energy Recovery Facility in Portland Port.

An overview was given by the Planning and Community Engagement Manager of the online meeting hosted by Felicity Hart, Minerals and Waste Planning Manager, Dorset Council, with local town and parish councils which had submitted objections to the application, regarding the

appeal/inquiry process, what the local councils' role was within that process, and providing details regarding Rule 6 status.

It was reported that at their recent Council Meetings both Portland and Weymouth Town Councils had resolved not to pursue Rule 6 Status. However, both Councils had resolved to make financial contributions to the Portland Association and the Stop Portland Waste Incinerator Group respectively, in support of their Rule 6 work, and that representatives from the Councils would attend the inquiry to present the Councils' objections to the planning application.

During the ensuing discussion, concerns were again raised regarding the potential for sizeable technical expertise costs associated with Rule 6 status, including planning consultant and legal costs. It was noted that a representative from the Council would also be required to attend the inquiry each day (four days per week) from 5th to 22nd December 2023.

Following a lengthy debate, Members were in agreement that the Town Council should not apply for Rule 6 status, but that the Council should support the Portland Association (a constituted body) by way of a financial contribution towards legal and technical expert costs incurred in relation to the appeal.

Attention was drawn to Minute No. 3) of the Extraordinary Meeting of the Planning and Consultation Committee held on 22nd April 2022 which detailed the Council's concerns regarding the potential adverse impact that such a facility could have on the local area, and possibly on the status of the Jurassic Coast as a UNESCO World Heritage Site. Members agreed that it would be important for a Member of the Committee to attend the inquiry and present the Council's objection to the application, and it was noted that the Chairman, Councillor Harris, had advised that she would be willing to attend the inquiry accordingly.

It was proposed by Councillor Bonfield, seconded by Councillor Finch and RESOLVED UNANIMOUSLY:

TO RECOMMEND:-

That the Town Council makes a financial contribution to the Portland Association in the sum of £1,000, towards legal and technical expert support costs in relation to the planning appeal in respect of the proposed development of an Energy Recovery Facility in Portland Port, and that Councillor Harris, Chairman, be nominated to speak on behalf of the Town Council at the inquiry in December 2023.

5) Applications for tree works - opportunity to raise any matters of concern

There were no matters raised.

Consultation

6) To note receipt of the following consultation document, and to determine the Council's preferred method of response, if any:

- a) Citizens Advice East Dorset & Purbeck – Funder and Partner Satisfaction Survey**
It was reported that Citizens Advice East Dorset & Purbeck was seeking feedback from its funders and partners on the services it provided, and on the level of communication and engagement received by partners, which would inform a review of its performance and highlight any potential improvements which could be introduced going forward. During the ensuing discussion Committee Members commented on the invaluable free, confidential, and impartial advice available to the local community from the service, and the online survey was completed and submitted during the meeting.

7) Items of Information and Matters for Forthcoming Agendas

- a) Dorset Council (DC) – The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022 – consideration of areas of land in Swanage to be put forward for DC's review of the PSPO in 2024.**

b) To note receipt of the following premises licence application, and to determine the Council's response, if any:

i) Fused Events & Productions Ltd – The Polar Express Train Ride at Swanage Railway Station, Station House, Station Approach, Swanage, BH19 1HB - application for a premises licence to be granted under section 17 of the Licensing Act 2003 – it was noted that the event ran from 17th November to 30th December 2023. Committee Members reviewed the application, which included a comprehensive event management plan. Consideration was then given to the application under the four licensing objectives.

It was proposed by Councillor Bonfield, seconded by Councillor Finch and
RESOLVED UNANIMOUSLY:-

OBSERVATION: No objection under the four
licensing objectives.

ii) Mr M Kasar - The Corner, 51 Station Road, Swanage, BH19 1AD - application for a premises licence to be granted under section 17 of the Licensing Act 2003 – further to a recent online meeting held between Members of the Planning and Consultation Committee and the applicant to discuss a number of concerns the Committee had regarding the premises licence application for the proposed new restaurant/café, an update was requested regarding DC's decision on the application.

Members reiterated their original concerns regarding potential adverse impact on the residential dwellings/residents living above the premises, noise nuisance, smells and fumes from extractor fan/cooking equipment, people smoking/drinking on the corner outside the premises, and inadequate space for waste storage facilities behind the premises, the property being situated in the primary retail area of the town centre, and Swanage Conservation Area.

Comments were made that if the business was to provide a takeaway service this could potentially increase late night traffic in the area, and litter/food waste issues. Planning approval would also be required from DC for a change of use for the premises.

An update would be sought from DC and the applicant accordingly.

8) Date of next meeting

The date of the next meeting had been scheduled for Monday 6th November 2023.

The meeting closed at 7.40 p.m.
